

Minutes of the regular meeting of the Big Plains Water and Sewer Special Service District, Washington County, Utah that was held on the 7<sup>th</sup> day of November, 2012 at the Smithsonian Fire Department Building, 1777 N. Meadowlark Dr., Apple Valley, Utah.

1. The meeting was called to order at 6:04 pm.
2. The Pledge of Allegiance was led by Harold Merritt.
3. Roll Call: Jack Davis, Neil Duncan, Mayor Moser, and Harold Merritt were present. Kevin Sair was excused. Dale Harris, the Certified Operator, was present. Nathan Bronemann took minutes. Legal Counsel was excused. Bob Davis of Ensign Engineering was present.
4. Declarations of conflict of interests.

None stated.

5. Update on closing of water purchase – Bob Davis

Bob Davis reported that the funding from the Division of Drinking Water should be closing shortly and the USDA funding would be several months out. He said the Drinking Water funding was only waiting for the well easements to be verified. He said they were hopeful that the closing would take place in the month of November.

Jack Davis asked if Rod would be able to plot on the zone maps the location of the wells.

Bob Davis said that would be possible.

6. Discussion and action on the annual operating budget for 2012 and 2013.

Nathan Bronemann read through the budget, (attached).

Motion made by Mayor Moser to adopt the tentative operating budget for 2012 and 2013 and to forward it to the Town Council for approval. Neil Duncan seconded the motion. Vote: Mayor Moser-yes, Neil Duncan-yes, Jack Davis-yes, Harold Merritt-yes. The motion passed 4/0.

7. Discussion and action on providing a will serve letter for new development

Mayor Moser said the issue should first be taken to the Town of Apple Valley before the board of the SSD could issue any will-serve letter.

Jack Davis also added that he was aware of some conflicts with Town ordinances that existed concerning this proposal.

Motion made by Mayor Moser to table this item until this individual came back from the Town with some recommendations. Jack Davis seconded the motion. Vote: Mayor Moser-yes, Neil Duncan-yes, Jack Davis-yes, Harold Merritt-yes. The motion passed 4/0.

8. Acquisitions – Harold Merritt

Nothing more to report.

9. Funding – Kevin Sair

Nothing to report.

## 10. Operations – Neil Duncan

Neil Duncan said that they needed to decide how they would be paying Dale Harris.

Mayor Moser recommended that be added to the next agenda.

Jack Davis had copious amounts of research concerning impact fees. He said that he had compiled a list of median incomes for towns near the size of Apple Valley. He also had a list of the neighboring counties' and municipalities' impact fees. He said he found a large variance in impact fees. He said they should charge based on the meter sizes.

Mayor Moser explained the difference between a connection fee and an impact fee.

Bob Davis explained that there would be a connection fee of \$1,500 per connection to the system and there would also be a standby fee for those properties already on the system. He said there was also an impact fee for new development that would buy them into the system.

Jack Davis said they should have a cost table for the meter sizes.

Mayor Moser said they needed to adopt an amount for an impact fee.

Bob Davis said they looked at equivalent residential connections, which is an average of a residential connection. He said some business could amount to several residential connection equivalents.

Jack Davis said he did not want to charge too much and scare new residents away.

Mayor Moser said they needed to decide a fair amount that is somewhere less than the maximum amount from the Ensign Engineering study amount of \$13,750.

Jack Davis reported that the Washington County Conservancy District was charging a \$5,812 impact fee for a ¾" meter hookup.

Mayor Moser said that with larger developers they could negotiate the impact fee based on how much the developer did to add to the system. He said other municipalities in the county were charging impact fees upwards of \$20,000. He said 4 he didn't feel that a culinary water impact fee between \$10,000 and \$12,000 was unreasonable.

Bob Davis explained that the impact fee study analysis needed to be posted for 14 days. He said that a resolution would need to be drafted stating what was intended. He said a public hearing would need to be held and then a resolution would need to be drafted to adopt that impact fee.

Motion made by Neil Duncan to follow that procedure. Mayor Moser seconded the motion. Vote: Mayor Moser-yes, Neil Duncan-yes, Jack Davis-yes, Harold Merritt-yes. The motion passed 4/0.

Margaret Ososki expressed concern about the agenda not being specific enough, (specifically item #7).

Mayor Moser explained that item #7 was not more specific because the SSD board knew full well that they would not be able to act on it until the Town first addressed it.

Jack Davis said he had done a lot of research on the matter to make sure that it went through the proper steps.

Neil Duncan excused himself to attend another meeting.

Margaret Ososki reiterated that others in the community thought that the boards were not transparent enough.

Charlie Greco clarified that the item needed to be put on the agenda since it was requested.

11. Resource Management – Mayor Moser

Mayor Moser said they were close, but that the closing had not yet been scheduled. He said that they were hoping to have it done next week.

12. Development – Jack Davis

Nothing more to report.

13. Consent Calendar - Income and Expenses

Nothing to report.

14. Consider approval of minutes:

a. October 17, 2012 Regular Meeting Minutes

Motion made by Mayor Moser to approve the October 17, 2012 regular meeting minutes. Jack Davis seconded the motion. Vote: Mayor Moser-yes, Jack Davis-yes, Harold Merritt-yes. The motion passed 3/0.

b. October 17, 2012 Work Meeting Minutes

Motion made by Mayor Moser to approve the October 17, 2012 work meeting minutes. Jack Davis seconded the motion. Vote: Mayor Moser-yes, Jack Davis-yes, Harold Merritt-yes. The motion passed 3/0.

15. Request for a closed session

None requested.

16. Adjournment

Motion made by Mayor Moser to adjourn the meeting. Jack Davis seconded the motion. Vote: Mayor Moser-yes, Jack Davis-yes, Harold Merritt-yes. The motion passed 3/0.

Meeting adjourned at approximately 7:02 PM.

Date approved: \_\_\_\_\_

ATTEST BY: \_\_\_\_\_  
Nathan Bronemann

\_\_\_\_\_  
Chairman Harold Merritt